

NO TRANSFER  
TAX PAIDWARRANTY DEED  
Joint Tenancy**Know all Persons by these Presents.**

**031713**  
**That** I, DOROTHY M DUSTY in consideration of One Dollar and other valuable consideration, paid by RICHARD C. GOODHUE and ROBERTA H. GOODHUE, whose mailing address is 439 West River Road, Waterville, Maine 04901, the receipt I do hereby acknowledge, do hereby ~~give~~, *give, grant, bargain, sell and convey* unto the said RICHARD C. GOODHUE and ROBERTA H. GOODHUE, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and describes ad follows, to wit:-

Beginning at an iron pin in the westerly line of the West River Road, said pin marking the northeasterly corner of the property of Scott Nielsen and the southeasterly corner of the land of Richard Goodhue; thence on a 1994 magnetic bearing of North fifty-eight degrees thirty-eight minutes ten seconds West (N 58° 38' 10" W) along Nielsen's lot for two hundred twenty and six tenths (220.6') feet to a steel pin marking the northwesterly corner of Nielsen and southwesterly corner of Richard Goodhue; thence North sixty-one degrees ten minutes East (N 61° 10' E) along land to be conveyed to David Green for one hundred fifty-eight and one tenth (158.1') feet to an iron pin in the southerly line of land to be retained by Dorothy M. Dusty; thence South forty-three degrees fifty-four minutes twenty seconds East (S 43° 54' 20" E) along said Dusty's land for one hundred eighty-six and six tenths (186.6') feet to an iron pin in the westerly line of the West River Road said pin being the southeasterly corner of the land retained by Dorothy M. Dusty and northeasterly corner of land of Richard Goodhue. Thence South fifty-four degrees thirty-three minutes five hundredths seconds West (S 54° 33' 05" E) along said road for ninety-seven and sixty-three (97.63') feet to the point of beginning.

This parcel contains fifty-five hundredths (0.55 ac.) acres and is intended to correct the original description as recorded in Book 1698, Page 40 at the Kennebec County Registry of Deeds. The previous deed did not match the intended conveyance or the pins set on this parcel at that time.

Meaning and intending to convey a portion of the premises conveyed to Frank T. Dusty and Dorothy M. Dusty as joint tenants by deed dated October 16, 1961 and recorded in Kennebec County Registry of Deeds Book 1279, Page 286. Dorothy M. Dusty is the surviving joint tenant, Frank T. Dusty having deceased May 21, 1985.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Richard C. Goodhue and Roberta

*Corrective  
Deed  
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*(w)*

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H. Goodhue as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Dorothy M. Dusty have hereunto set my hand and seal this 27th day of the month of November, A.D. 1994.

Signed, Sealed and Delivered  
in presence of

Shelley B. Ronco

Dorothy M. Dusty  
Dorothy M. Dusty

State of Maine, County of Kennebec ss. November 27, 1994.

Then personally appeared the above named Dorothy M. Dusty and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Shelley B. Ronco  
~~Attorney at Law~~ / Notary Public

My commission expires: 12/16/96

Shelley B. Ronco  
Printed Name

RECEIVED KENNEBEC SS.

94 DEC -8 AM 9:00

ATTEST: Shelley B. Ronco  
REGISTER OF DEEDS